

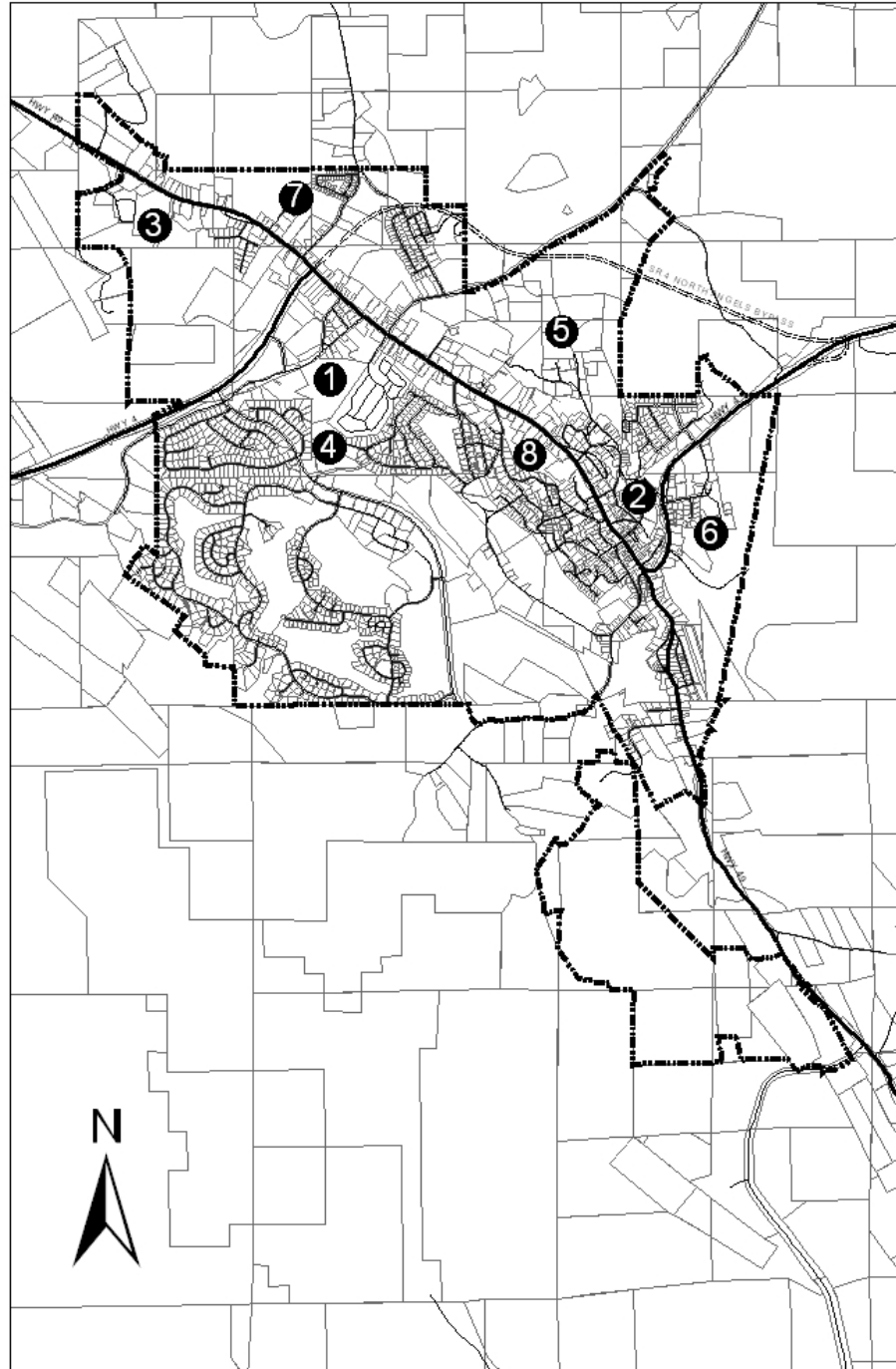
## **Appendix 2H: Vacant/Underdeveloped Residential Parcels**

---

**Summary**  
**Vacant/Underdeveloped Residential Parcels**  
**Angels Camp 2020 General Plan**

<b>General Plan Zoning District</b>	<b>Approximate # Parcels</b>	<b>Approximate Acreage</b>	<b>Projected (Adjusted) Development Potential (# Units)</b>
<b>High Density Residential (HDR)</b> Multi-family Residential (R-3)	28	131.56	1,417
<b>Medium Density Residential (MDR)</b> Medium Density Residential (R-2)	10	30.61	209
<b>Single-Family Residential (SFR)</b> Single-Family Residential (R-1)	16	71.12	294
<b>Residential Estate (RE)</b> Residential Estate one, two or three acre minimum (RE-1, RE-2, RE-3)	12	18.9 – 45.4	25-79
<b>Special Planning (SP)</b> Specific Plan (SP) Planned Development (PD) Specific Plan- R-1, R-2, R-3 Planned Development- R-1, R-2, R-3	27	270.44	1,263
<b>Total</b>	<b>93</b>	<b>522.63 – 549.13</b>	<b>3,208 – 3,262</b>

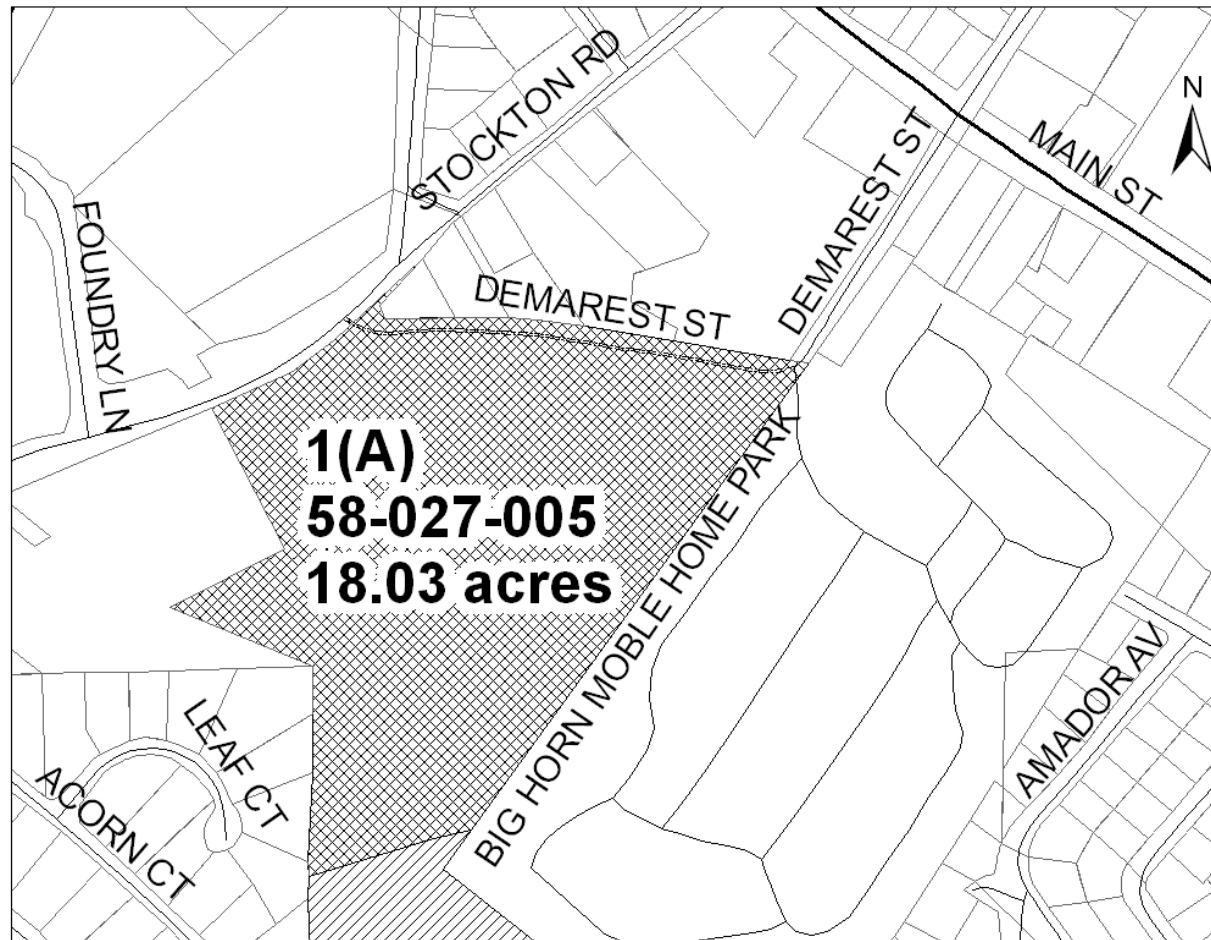
## Vicinity Map



<b>AREA 1 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b> City of Angels 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
1(A) 58-027-005  "Cosgrave Parcel" Demarest Road/Stockton Road	R-3	18.03 ac.	15 du/acre (270-unit potential)	<u>Water</u> : Available, on adjacent parcels <u>Sewer</u> : Available, on adjacent parcels <u>Roads</u> : Road improvements to bring existing dirt road to current standards required. <u>Access</u> : Stockton Road (existing) and Demarest Road Extension/Connector <u>Topography</u> : relatively gentle slopes <u>Other</u> : Site is vacant, located adjacent to shopping center <u>Additional adjustments to density</u> : Road improvements for Demarest connector could remove approximately 1 acre of developable land; therefore, up to 15 units could be affected	<b>178</b>
<b>Subtotal Area 1</b>					<b>178</b>

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

## Area 1 Parcels

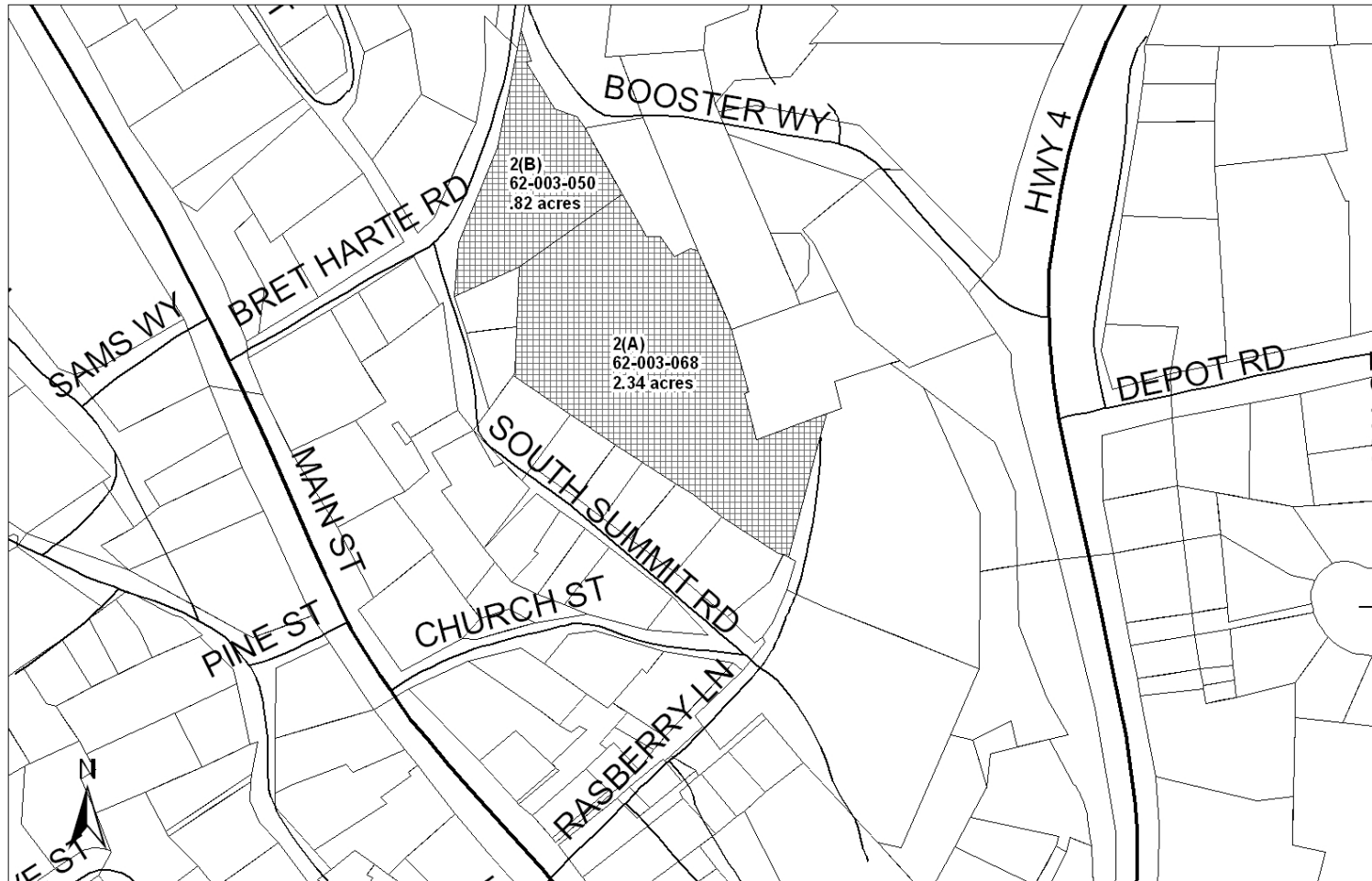


<b>AREA 2 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b> City of Angels 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
2(A) 62-003-068 "Homesource Development" (northwest side of Raspberry Lane)	R-3	2.34 ac.	15 du/acre (35-unit potential)	<u>Water:</u> Available, site slopes may render provision of adequate fire flow difficult <u>Sewer:</u> Available, site slopes may render installation of public system difficult <u>Roads:</u> Requires widening of Raspberry Lane; development limited by maximum length of cul-de-sac. <u>Topography:</u> Level at center with moderate upslope on northwest, downslope on northeast, affected by historical mining <u>Other:</u> Project site has mine shafts at perimeter of site; development should be clustered at flat area in center. Geotechnical studies will be necessary to determine extent of mine shafts, which may add to the cost of development on the site. <u>Additional adjustments to density:</u> Potential difficulties with access, uneven topography and mine shafts may significantly alter proposals on this project site and reduce potential for high-density housing.	<b>0-24</b>
2(B) 62-003-050 1148 Booster Way	R-3	.82 ac.	15 du/acre (12 unit potential)	<u>Water:</u> Available <u>Sewer:</u> Available <u>Roads:</u> Accessible from Brett Hart Rd. and Booster Way; narrow and steep streets may limit access to site <u>Topography:</u> Moderate to steep slopes, uneven topography due to extensive historical mining <u>Other:</u> Historic stone building on site is used as residence; historic mining activities on site likely to add to the cost of	<b>0-7</b>

<b>AREA 2 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b>					
City of Angels 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
				development on the site. <u>Additional adjustments to density:</u> Potential difficulties with access, uneven topography and mine shafts may significantly alter proposals on this project site and reduce potential for high-density housing.	
<b>Subtotal Area 2</b>					<b>0-31</b>

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

## Area 2 Parcels



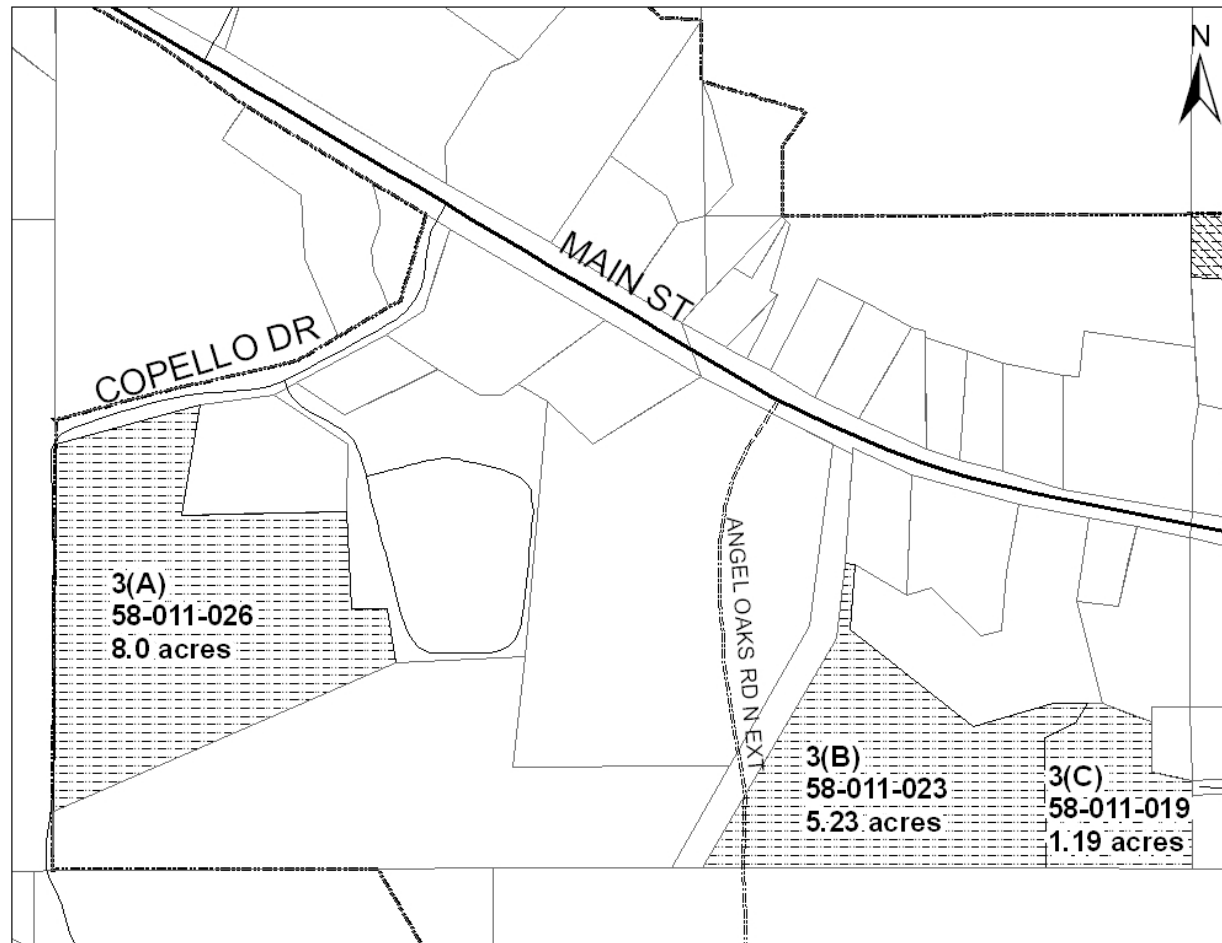


<b>AREA 3 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b>					
City of Angels 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
3(A) 58-011-026 (Immediately west of Altaville Apartments)	R-3	8 ac. of 16.92 ac.	15 du/acre (120-unit potential)	<u>Water</u> : Available, on adjacent parcels <u>Sewer</u> : Available, on adjacent parcels <u>Roads</u> : Existing access from Copello Drive. Improvements to Copello Drive would be required, plus construction of connector to Angel Oaks Dr. N. Extension. <u>Topography</u> : Relatively gentle <u>Other</u> : Adjacent to existing Altaville Apartments- Copello Drive <u>Additional adjustments to density</u> : The immediate area has been identified as a prime location for a city business park. 8 acres to be zoned for R-3, remainder is to be zoned for Business Attraction & Expansion (BAE) only, due to compatibility issues between land uses.	<b>84</b>
3(B) 58-011-023 (Immediately west of 3(C), 281 Bennett St.)	R-3	5.23 ac.	15 du/acre (78-unit potential)	<u>Water</u> : Available, on adjacent parcels <u>Sewer</u> : Available, on adjacent parcels <u>Roads</u> : Requires construction of Angel Oaks Dr. N. Extension <u>Topography</u> : Relatively gentle <u>Other</u> : <u>Additional adjustments to density</u> : None	<b>54</b>
3(C) 58-011-019 281 Bennett St.	R-3	1.91 ac.	15 du/acre (28-unit potential)	<u>Water</u> : Available, on adjacent parcels <u>Sewer</u> : Available, on adjacent parcels <u>Roads</u> : Requires construction of connector to Angel Oaks Dr. N. Extension, with secondary access from Bennett St. <u>Topography</u> : Relatively gentle <u>Other</u> : See following. <u>Additional adjustments to density</u> : Currently has a single-family residence; current owners may prefer retaining single-family use.	<b>0-19</b>

<b>AREA 3 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b>					
City of Angels 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
<b><i>Subtotal Area 3</i></b>					<b>138-157</b>

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

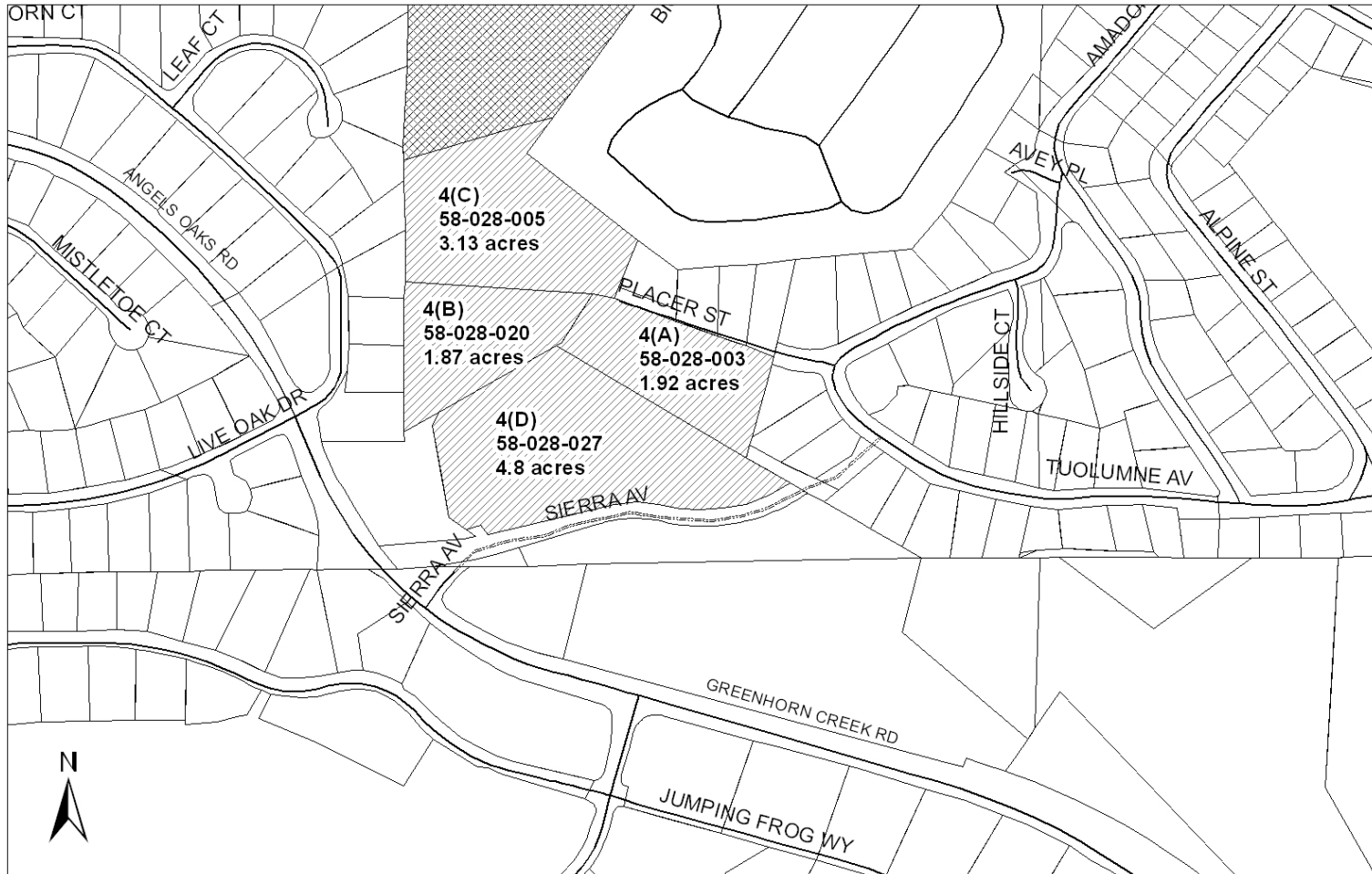
## Area 3 Parcels



<b>AREA 4 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b>					
City of Angels 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
4(A) 58-028-003 644 Placer Rd. “Owen Parcel”	R-3	1.92 ac.	15 du/acre (28 unit potential)	<u>Water:</u> Available, on adjacent parcels <u>Sewer:</u> Available, on adjacent parcels <u>Roads:</u> Likely to require extension of Placer St. connection from Tuolumne Ave. to outlet through parcels to the south or north to Demarest St. <u>Topography:</u> Variable – gentle to moderate <u>Other:</u> Due to existing development (parcels are underdeveloped), parcels are more likely to develop during the subsequent planning period. <u>Adjustments to density:</u> None anticipated (See preceding)	<b>0-19</b>
4 (B) 58-028-020 750 Placer Rd. “Gran Parcel”	R-3	1.87 ac.	15 du/acre (28 unit potential)		<b>0-19</b>
4 (C) 58-028-005 649 Placer Rd. “Frederick Parcel”	R-3	3.13 ac.	15 du/acre (46 unit potential)		<b>0-32</b>
4(D) 58-028-027 “Davis Parcel (Sierra Avenue)”	R-3	4.8 ac.	15 du/acre (72 unit potential)	<u>Water:</u> Available, on adjacent parcels <u>Sewer:</u> Available, on adjacent parcels <u>Roads:</u> Construction of Sierra Avenue connector required <u>Topography:</u> Variable – gentle to moderate <u>Other:</u> None <u>Adjustments to density:</u> None	<b>50</b>
<b>Subtotal Area 5</b>					<b>50-120</b>

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

## Area 4 Parcels

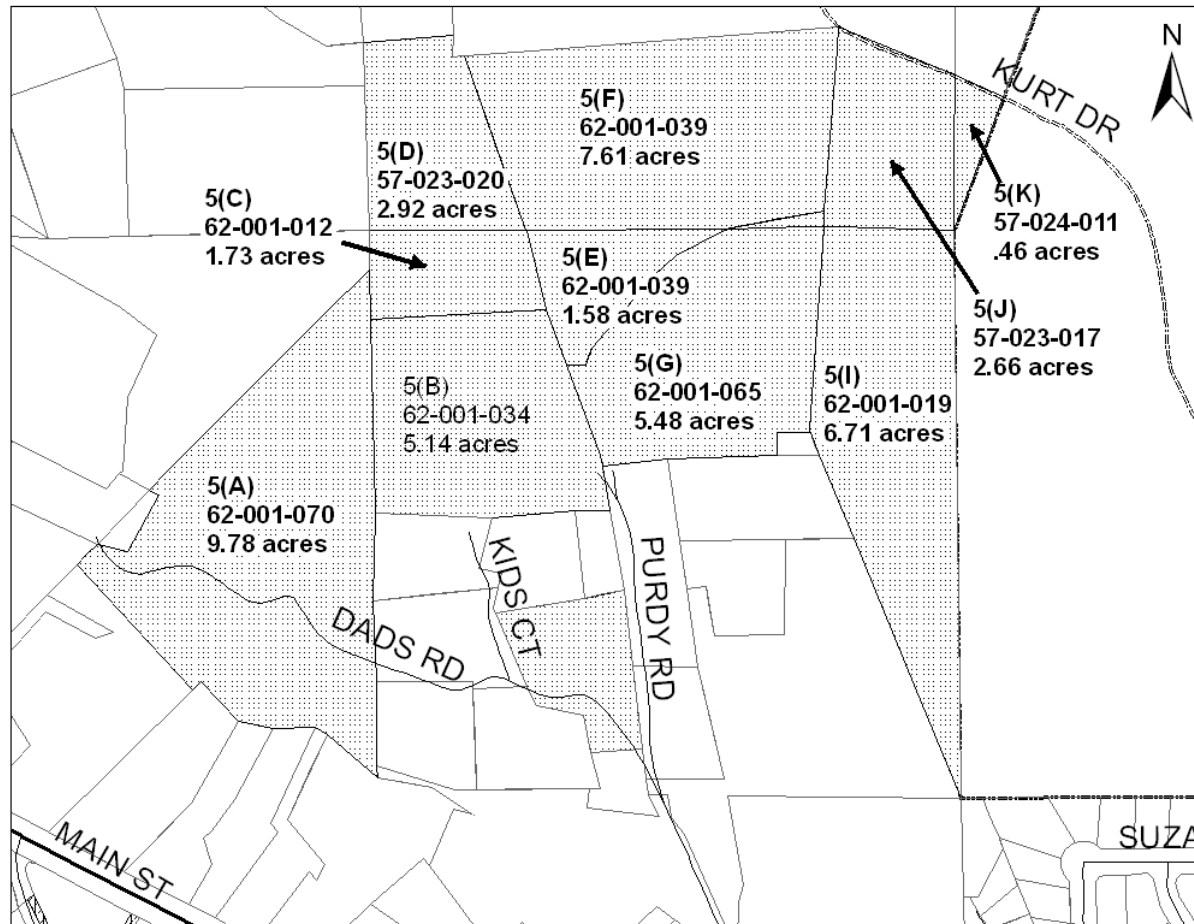


<b>AREA 5 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b>					
City of Angels 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
5(A) 62-001-070 761 Dad's Rd. "Dillashaw Parcel"	R-3	9.78 ac.	15 du/ac (146 unit potential)	<u>Water:</u> Will require extensions, but available <u>Sewer:</u> Will require extensions, but available <u>Roads:</u> Will likely require construction of Kurt Drive Extension from Murphys Grade Road and Purdy Connector for primary access from the north with emergency access and secondary access south on Purdy Rd. <u>Topography:</u> Variable – gentle to moderate <u>Other:</u> Unlikely to develop within the current planning period, but may develop in future planning periods. <u>Adjustments to density:</u> On 57-023-010, a large pond affects about ½ of property. On 62-001-014, the existing former church, could be converted to multi-family (4± units) or entire site could be redeveloped. If access to area can be resolved, additional adjustments to potential density are not anticipated.	<b>0-102</b>
5(B) 62-001-034 714/914 Purdy "Dillashaw Parcel"	R-3	5.14 ac	15 du/acre (77 unit potential)		<b>0-53</b>
5(C) 62-001-012 594 Purdy "Lien Parcel"	R-3	1.73 ac.	15 du/acre (25 unit potential)		<b>0-17</b>
5(D) 57-023-020 "Lien Parcel" (East of 660 Murphys Grade Rd./North of 594 Purdy)	R-3	2.92 ac.	15 du/acre (43 unit potential)		<b>0-30</b>
5(E) 62-001-039 691 Purdy "Diebold Parcel"	R-3	1.58 ac.	15 du/acre (23 unit potential)		<b>0-16</b>
5(F) 57-023-010 "Diebold Parcel" (East of 660 Murphys Grade Rd; North of 691 Purdy)	R-3	4 ac. of 7.61 ac. parcel suitable	15 du/acre (60 unit potential)		<b>0-42</b>

AREA 5 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development					
City of Angels 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
5(G) 62-001-065 715 Purdy Rd.. “Huthmacher Parcel,” south of Parcels 5(E) and 5(F),)	R-3	5.48 ac.	15 du/acre (82 unit potential)		0-57
5(H) 62-001-014 815 Dad’s Rd. (Former Assembly of God church)	R-3	1.82 ac.	15 du/acre (27 unit potential)		0-18
5(I) 62-001-019 (“Rolleri Parcel,” east of Parcel 5(G),)	R-3	6.71 ac.	15 du/acre (100 unit potential)		0-70
5(J) 57-023-017 (“Rolleri Parcel,” east of Parcel 5F)	R-3	2.66 ac.	15 du/acre (39 unit potential)		0-27
5(K) 57-024-011 (“Rolleri Parcel,” east of Parcel 5J)	R-3	.46 ac.	15 du/acre (6 unit potential)		0-4
Subtotal Area 5					0-436

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

## Area 5 Parcels





<b>AREA 6 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b>					
Angels Camp 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
6(A) 62-008-016 1638 Moose Trail Rd. “Tryon Parcel”	R-3	6.06 ac.	15 du/acre (90-unit potential)	<u>Water</u> : Available on parcel <u>Sewer</u> : Available on parcel <u>Roads</u> : Will require improvement of Depot Rd. <u>Topography</u> : Relatively gentle <u>Other</u> : Historic depot located on property, with possible limited commercial use in that structure. Under same ownership as large adjacent properties (61.32 acres) zoned SP Special Planning. <u>Adjustments to density</u> : None	<b>63</b>
<b>Subtotal Area 6</b>					<b>63</b>

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

## Area 6 Parcels

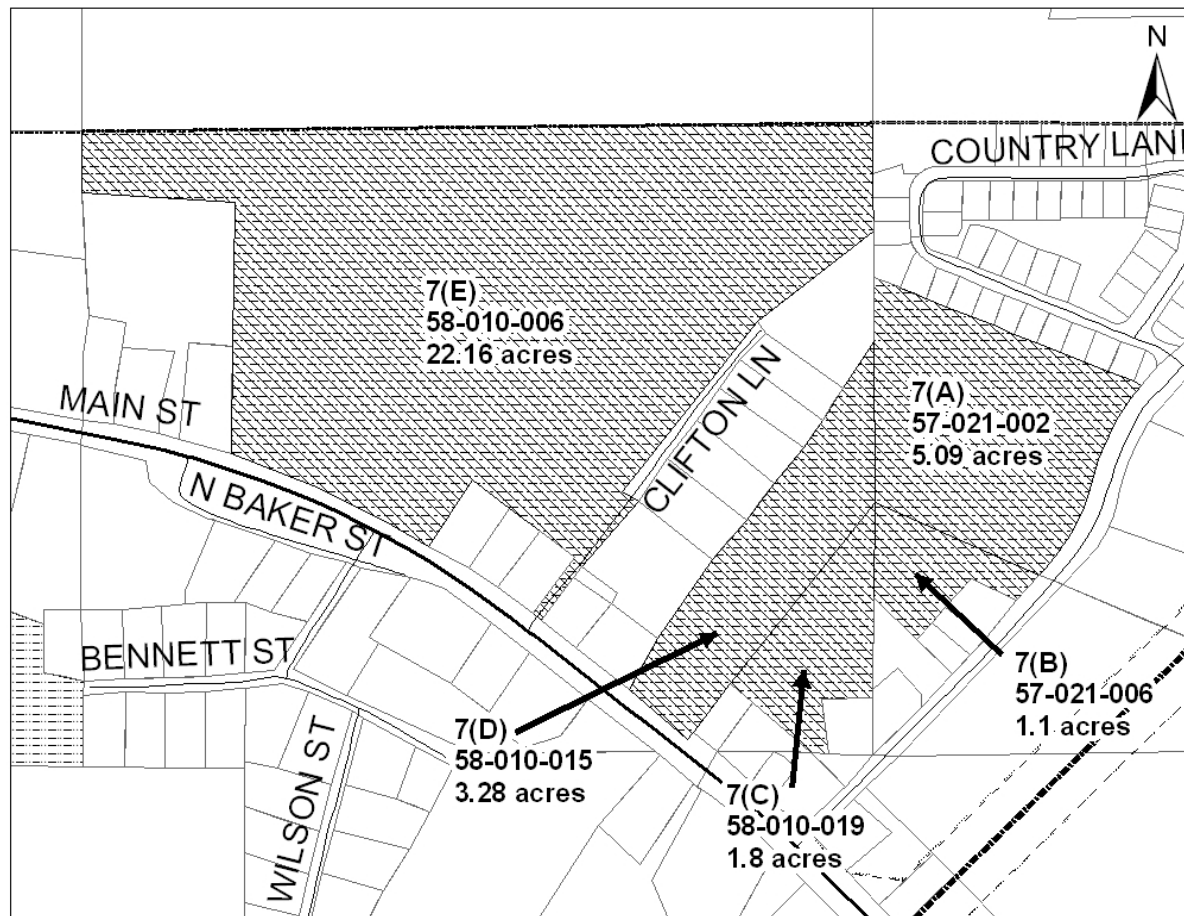


<b>AREA 7 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b>					
Angels Camp 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
7(A) 57-021-002 207 Dogtown Rd. “Morrow Parcel”	R-3	5.09 ac.	15 du/acre (76-unit potential)	<u>Water</u> : Available, on adjacent parcels <u>Sewer</u> : Available, on adjacent parcels <u>Roads</u> : Accessible from Dogtown Rd., Dogtown Rd. realignment may impact property <u>Topography</u> : Relatively gentle <u>Other</u> : Unlikely to develop within the current planning period, but may develop in future planning periods; existing house on property <u>Adjustments to density</u> : None	<b>53</b>
7(B) 57-021-006 167 Dogtown Rd. “EDK, Inc. Parcel”	R-3	1.1 ac.	15 du/acre (16-unit potential)	<u>Water</u> : Available, on adjacent parcels <u>Sewer</u> : Available, on adjacent parcels <u>Roads</u> : Accessible from Dogtown Rd., Dogtown Rd. realignment may impact property <u>Topography</u> : Relatively gentle <u>Other</u> : Existing house on property <u>Adjustments to density</u> : None	<b>0-11</b>
7(C) 58-010-019 98 N. Main St. “Brosemer Parcel”	R-3	1.8 ac.	15 du/acre (27-unit potential)	<u>Water</u> : Available, on adjacent parcels <u>Sewer</u> : Available, on adjacent parcels <u>Roads</u> : Accessible via an easement from SR 49, improvement of easement to city street standards necessary to develop property <u>Topography</u> : Relatively gentle <u>Other</u> : Existing house on property; could be developed in conjunction w/ 7(D) <u>Adjustments to density</u> : None	<b>0-18</b>
7(D) 58-010-015	R-3	3.28	15 du/acre (49-unit potential)	<u>Water</u> : Available, on adjacent parcels <u>Sewer</u> : Available, on adjacent parcels	<b>0-34</b>

<b>AREA 7 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b>					
Angels Camp 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
116 N. Main St. "Parks Parcel"			potential)	<u>Roads</u> : Accessible from SR 49 <u>Topography</u> : Relatively gentle <u>Other</u> : Existing historic house and significant trees on front 1/3 of property; access could be developed in conjunction w/ 7(C) <u>Adjustments to density</u> : None	
7(E) 58-010-006 252 N. Main St. "Clifton Property"	SC	22.16	15 du/acre minimum, 22 du/acre maximum (219-321 unit potential if 2/3 of property [14.6 acres] developed as multi-family)	<u>Water</u> : Available, on adjacent parcels <u>Sewer</u> : Available, on adjacent parcels <u>Roads</u> : Access is from SR 49 with possible secondary access from Clifton Lane <u>Topography</u> : Relatively gentle <u>Other</u> : Property is zoned for commercial, allows multi-family residential at a minimum density of 15 units/acre and a maximum of 22 units/acre; could be developed as commercial, multi-family or a combination of commercial and multi-family <u>Additional adjustments to density</u> : Assume 1/3 of parcel developed as commercial, 2/3 developed as multi-family housing at minimum density, 15 du/acre on 14.6 acres	<b>219</b>
<b>Subtotal Area 7</b>					<b>272-335</b>

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

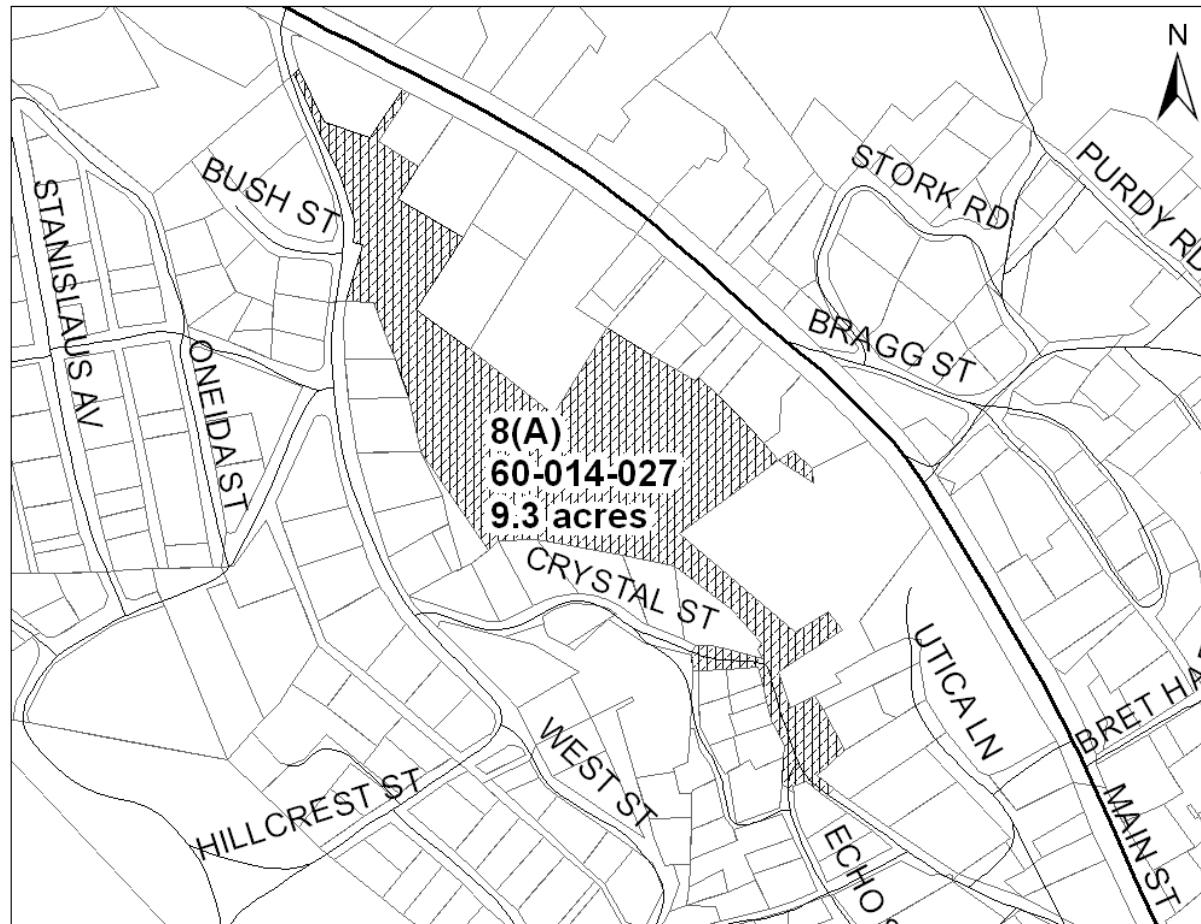
## Area 7 Parcels



<b>AREA 8 (Appendix 2H): Inventory of High Density Parcels Available for Residential Development</b>					
Angels Camp 2020 General Plan					
Parcel Number	Zoning District	Acreage	Density Standard (Maximum Density)	Discussion of Development Potential & Constraints	Practical (Adjusted) Development Density/a/
8(A) 60-014-027 “Hanson Parcel,” Utica Mine site	R-3	9.3 ac.	15 du/acre (139-unit potential)	<u>Water</u> : Available, on adjacent parcels <u>Sewer</u> : Available, on adjacent parcels <u>Roads</u> : Mark Twain Road; would require acquisition of other property to access from Main Street and Utica Lane; second access point required <u>Topography</u> : Moderate slopes, uneven topography due to extensive historical mining <u>Other</u> : Project site has extensive mine shafts. Geotechnical studies will be required, with recommendations for developing with the presence of these shafts. Mine shafts are likely to add to the cost of development on the site. <u>Additional adjustments to density</u> : Potential difficulties with access, uneven topography and mine shafts may significantly alter proposals on this project site and reduce potential for high-density housing.	<b>0-97</b>
<b>Subtotal Area 8</b>					<b>0-97</b>

/a/Based on 70% for projects of one acre or greater and 65% for projects of less than one acre in size. See justification for anticipated development densities in preceding paragraphs. Additional adjustments are based on discussions in the preceding column. Adjustments do not include density bonus increases.

## Area 8 Parcels



<b>Low or Moderate Density Parcels Vacant or Underdeveloped With New Development Potential</b> (Excludes Most Infill and Already-Approved Developments)							
Assessor Parcel Number (or Total # of Parcels)	Zoning	Parcel Size (or Range)	Acres Vacant or Under-developed	Density (Maximum)	Potential Maximum Dwelling Units	Potential Constraints; Comments	Practical Density in Dwelling Units (70% of maximum)/a/
<b>Single Family Residential (SFR)</b>							
62-001-029 (5.37) 62-001-050 (.84) 62-001-067 (1.61) 62-001-068 (1.66) 62-001-071 (1.01) 62-001-072 (6.31) Purdy Road	R-1	.84 – 6.31 ac.	16.8± ac.	6/acre	100	Requires improvements to Purdy Road for further development and possible connection of Purdy to Kurt Dr. to Murphys Grade Rd. to north	<b>70</b>
57-020-017 Segale	R-1	3.02 ac.	3.02 ac.	6/acre	18	Would require construction of road along easement connecting parcels to Gardner Lane.	<b>12</b>
57-020-013 Segale	R-1	5.91 ac.	5.91 ac.	6/acre	35		<b>24</b>
62-014-002 Folendorf	R-1	11± of 24.74 acre site suitable	11± of 24.74 acre site suitable	6/acre	66	Sewer and water lines cross most of these parcels. May require Highway 49 encroachment. Portions of the parcels are within the floodplain of Angels Creek. Some portions of the site are constrained by steep slopes (west side of Finnegan Lane)	<b>46</b>
62-014-046 Heintz	R-1	5.03 ac.	5.03 ac.	6/acre	30		<b>21</b>
62-012-021 62-014-039 Deaver	R-1	2.35 - 3.84 ac.	6.19 ac.	6/acre	37		<b>26</b>
62-014-040 Martineau	R-1	11.47 ac.	11.47 ac.	6/acre	68		<b>48</b>
60-013-018 Starr	R-1	3.47 ac.	3.47 ac.	6/acre	20	Finnegan Lane access may limit development. City lien against property for abatement of	<b>14</b>



<b>Low or Moderate Density Parcels Vacant or Underdeveloped With New Development Potential</b> (Excludes Most Infill and Already-Approved Developments)							
<b>Assessor Parcel Number (or Total # of Parcels)</b>	<b>Zoning</b>	<b>Parcel Size (or Range)</b>	<b>Acres Vacant or Under- developed</b>	<b>Density (Maximum)</b>	<b>Potential Maximum Dwelling Units</b>	<b>Potential Constraints; Comments</b>	<b>Practical Density in Dwelling Units (70% of maximum)/a/</b>
						buildings	
62-012-005 Finch	R-1	2.53 ac.	2.53 ac.	6/acre	15	SR 49 frontage is narrow	<b>10</b>
62-008-018 Feinberg	R-1	5.7 ac.	5.7 ac.	6/acre	34	Would require road extension from Tryon Rd. and/or Moose Trail	<b>23</b>
<b>Subtotal SFR/R-1</b>							<b>294</b>
<b>Medium Density Residential (MDR)</b>							
57-021-015 Miller	R-2	5.15 ac	5.15 ac	10/acre	51	Access from Dogtown Road; acreage reflects parcel size after acquisition of SR 4 bypass r.o.w.	<b>35</b>
57-021-019 Morrow	R-2	1.74 ac.	1.74 ac.	10/acre	17		<b>12</b>
57-021-014 Jordan	R-2	2.58 ac.	2.58 ac.	10/acre	25		<b>17</b>
57-021-020 58-017-021 Wilmshurst	R-2	.88 – 2.12 ac.	3.0 ac.	10/acre	30	Access from Dogtown Road; acreage reflects parcel size after acquisition of SR 4 bypass r.o.w.	<b>21</b>
57-022-048 Avey	R-2	3.35 ac	3.35 ac	10/acre	33	Road improvements along First Street and Easy Street likely to be required. Acreage reflects parcel size after acquisition of SR 4 bypass r.o.w.	<b>23</b>

Low or Moderate Density Parcels Vacant or Underdeveloped With New Development Potential (Excludes Most Infill and Already-Approved Developments)							
Assessor Parcel Number (or Total # of Parcels)	Zoning	Parcel Size (or Range)	Acres Vacant or Under-developed	Density (Maximum)	Potential Maximum Dwelling Units	Potential Constraints; Comments	Practical Density in Dwelling Units (70% of maximum)/a/
57-020-030 Broglia	R-2	8.03 ac.	8.03 ac.	10/acre	80	Acreage reflects parcel size after acquisition of SR 4 bypass r.o.w.	56
62-001-054 Spreadborough	R-2	4.31 ac.	4.31 ac.	10/acre	43	Road improvement required, Purdy Rd. to Kurt Drive extension	30
062-001-011 Lenahan	R-2	1.18 ac.	1.18 ac.	10/acre	11		7
62-001-064 Durr	R-2	1.27 ac.	1.27 ac.	10/acre	12		8
Subtotal MDR/R-2							209
Residential Estate (RE)							
60-008-007, -016, -038 60-015-0015, -002 60-013-040	RE-1, RE-2, RE-3	3.11-20.22 ac.	57.55 ± ac.	1 du/1 acre to 1 du/3 acres	19-57	Extensive development of these lots depends upon access improvements to Gold Cliff Rd.	13-40
58-030-006, -008, -009 64-001-019	RE-1, RE-2, RE-3	6.25-11.09 ac.	34.43 ac. ±	1 du/1 acre to 1 du/3 acres	11-34	Extensive development of these lots depends upon construction of Greenhorn Creek Rd. S Extension and/or Gold Cliff/Finnegan Connector	7-23
62-005-010, -011	RE-1, RE-2, RE-3	9.54-14.09	23.63 ac. ±	1 du/1 acre to 1 du/3 acres	7-23	Would require development of access from SR 4 East or through Tryon lands to	5-16

<b>Low or Moderate Density Parcels Vacant or Underdeveloped With New Development Potential</b> (Excludes Most Infill and Already-Approved Developments)							
<b>Assessor Parcel Number (or Total # of Parcels)</b>	<b>Zoning</b>	<b>Parcel Size (or Range)</b>	<b>Acres Vacant or Under- developed</b>	<b>Density (Maximum)</b>	<b>Potential Maximum Dwelling Units</b>	<b>Potential Constraints; Comments</b>	<b>Practical Density in Dwelling Units (70% of maximum)/a/</b>
						the south	
<b>Subtotal RE-1, RE-2, RE-3</b>							<b>25-79</b>
<b>GRAND TOTAL</b>							<b>528-582</b>

/a/ Based on new designations proposed in the 2006 general plan update and excluding already-approved developments and scattered infill parcels.

**Special Planning Parcels:**

In addition to the preceding, there are 270 ± acres of land designated Special Planning (SP) that are suitable for residential development (out of 310 total acres designated as SP, as shown on Map 1A, *Angels Camp 2020 General Plan Land Use Map*). Until specific plans are received for these areas, the potential for residential use cannot be accurately estimated. However, based upon meetings with landowners and developers regarding these parcels, it appears there is a potential for an estimated additional 1263 residential units on lands slated for designation as Special Planning (SP) pursuant to the *Angels Camp 2020 General Plan Land Use Map*, including single-family, medium density and high density residential development.

<b>Special Planning (SP) Parcels with Potential for Residential Development</b>			
<b>Assessor's Parcel Number</b>	<b>Acres</b>	<b>Potential Development</b>	<b>Potential Dwelling Units</b>
58-035-031 Davis Angel Oaks Dr./Stockton Rd.	1.69	HDR – 15 du/acre, 25 units No adjustment to density	<b>25 units</b>
58-028-026 58-029-005, -006, -007, -013, -014 60-008-031 Folendorf/Angels Vista, Inc./Weber Greenhorn Creek Rd./Gold Cliff Rd.	41.94	SFR - 75 units on 27.56 acres per preliminary plan MDR – 10 du/acre, 143 units on 14.38 acres; adjusted density (70%) – 100 units Possible senior/assisted living facility	<b>175 units</b>
62-008-019 62-001-001 Tryon Depot Rd./Tryon Rd.	61.32	½ SFR @ 6 du/acre: 184 ½ MDR @ 10 du/acre: 306 Total: 490 units Adjusted density (70%) – 343 units	<b>343 units</b>
62-003-057, -069 62-004-069, -074, -075, -076, -82, -087 Johnson Rasberry Lane (southeast side)	5.08	Mixed use development, commercial and MDR @ up to 10du/acre – 50 units Adjusted density (70%) – 35 units	<b>35 units</b>
58-007-005, -007, -021, -024 58-074-014 58-014-021 Crespi/Altaville Sewer/Marchal SR4/Angel Oaks Dr./Foundry Ln. Extensions	97.53	¼ MDR @ 10du/acre: 241 ¼ HDR @ 15 du/acre: 362 Total: 603 units Adjusted density (70%) – 421 units	<b>421 units</b>
58-030-018, -019 60-008-037 Folendorf/Pinnell Greenhorn Creek Rd./Gold Cliff Rd.	62.88	SFR @ 6du/acre: 377 Adjusted density (70%) – 264 units	<b>264 units</b>
<b>Total</b>	<b>270.44</b>		<b>1263 units</b>